

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: April 19, 2010

TO: Sophia Fisher, Project Manager,
Department of Planning

FROM: Marc Lewis-DeGrace, Transportation Planner *MLDG*

SUBJECT: **SPEX 2009-0032, SPMI 2009-0010 & CMPT 2009-0011,
Arcola Substation
Second Referral**

Background

This referral updates the status of issues identified in the first Office of Transportation Services (OTS) referral on these applications (dated January 19, 2010). These Special Exception (SPEX), Minor Special Exception (SPMI) and Commission Permit (CMPT) applications propose to expand an existing utility substation (addition of six (6) new distribution circuits to maintain the capacity of the substation) and to allow a buffer modification. The site is zoned Transitional Residential (TR3LF and TR3UBF) and is located on the east side of Lightridge Farm Road (Route 705) approximately 2.15 miles south of Braddock Road (Route 620/Route 705). Access is proposed from Lightridge Farm Road.

This update is based on review of materials received from the Department of Planning on March 15, 2010, namely (1) a letter responding to first referral comments, dated March 10, 2010, and (2) a special exception plat dated November 20, 2009 and revised through February 3, 2010, both prepared by Dewberry & Davis LLC.

Status of Transportation Issues/Comments

Staff comments from the first OTS referral as well as the Applicant's responses (quoted directly from its March 10, 2010 response letter) and current issue status, are provided below.

1. Initial Staff Comment (1st Referral): The Applicant should indicate whether there will be any changes/modifications to the existing site entrance, and confirm that the entrance meets/will meet applicable VDOT entrance requirements.

Applicant's Response (March 10, 2010): There will not be any changes or modifications to the existing and approved by VDOT entrances. Both entrances will remain exactly as they operate for the existing facility.

Issue Status: Issue resolved.

2. **Initial Staff Comment (1st Referral):** The Applicant should provide a cross-section of existing Lightridge Farm Road in the vicinity of the site, showing the road's location within the existing ROW. The plat should be revised to clearly depict the location of the existing roadway (including centerline) and ROW boundary along the frontage of the subject site. Depiction of the existing ROW boundary will aid in determining whether any additional ROW for the ultimate location of Northstar Boulevard can be provided along the frontage of the site given the existing substation's close proximity to the existing roadway.

Applicant's Response (March 10, 2010): The additional sheet 5 has been incorporated to show the existing road centerline and right of way. A detail also showing the centerline, edge of pavements right of way and existing fence of substation has also been shown in this same sheet 5. Please note that the existing fence is about 6" from the right of way. This substation was built in the 1960s where no setbacks were required. The fence is 15' away from the existing electrical structures based on safety regulations and vehicle access for maintenance. There is also an existing control building adjacent to the fence. With all of these described items it is impossible for any additional right of way dedication in this area. Further, we submit that requiring a dedication for the ultimate location of Northstar Boulevard would be a violation of Virginia and Federal law because the need for the dedication would in no way be roughly proportional to the 1-vehicle trip per month impact of the proposed substation addition.

Issue Status: Issue resolved. OTS did not request additional ROW from the Applicant, but rather a cross section depicting the location of existing Lightridge Farm Road within the existing ROW, as it was not clear from the Applicant's Special Exception plat (dated November 20, 2009) where the ROW boundary was located relative to the existing substation. The additional plat sheet and cross section (revised February 3, 2010) provided by the Applicant clearly depict the existing conditions and are appreciated.

The most recently submitted Preliminary Plat for the adjacent Greenfields subdivision (SBPL 2007-0025) (sealed June 30, 2009) depicts the proposed ultimate alignment of future Northstar Boulevard in this vicinity. The Applicant for the Greenfields subdivision is proposing to locate the entire

ROW for future Northstar Boulevard on its property to the west of the subject substation site (see *Attachment 1*) and therefore additional ROW is not needed along existing Lightridge Farm Road.

3. Initial Staff Comment (1st Referral): According to the 2001 Revised CTP, the planned alignment of Dulles South Boulevard traverses the larger 379-acre property (MCPI # 208-27-0686) owned by South Auburn Limited Partnership, though completely outside of the area subject to these applications. Consideration must be given to the alignment of this planned roadway in future development of the larger parcel.

Applicant's Response (March 10, 2010): same as above

Issue Status: Issue resolved. No action by the Applicant was necessary for the resolution of this comment. OTS intended this comment to inform the Applicant of a future planned CTP roadway on other portions of the larger parcel.

Conclusion

OTS has no objection to the approval of these applications.

ATTACHMENT

1. Portion of Greenfields SBPL Plat (SBPL 2007-0025) depicting ultimate location of Northstar Boulevard (Route 659 Relocated)

cc: Andrew Beacher, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS

